

CITY OF BEVERLY
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CITY OF BEVERLY PLANNING BOARD

SPECIAL PERMIT APPLICATION FORM or
MODIFICATION OF SPECIAL PERMIT APPLICATION
(please type or print clearly)



Date: September 12, 2016

Received by: _____

1. Name & Mailing address of petitioner:

Barnat Beverly LLC
30 Rowes Wharf, 6th Floor
Boston, MA 02110
Attn: Sarah Barnat

2. Name & Mailing address of property owner:

MBTA Real Estate Department
Massachusetts Bay Transportation Authority
10 Park Plaza, Room 5720
Boston, Massachusetts 02116
Attn: *Chief of MBTA Real Estate*

Copy to:

Massachusetts Realty Group
20 Park Plaza, Suite 1120
Boston, Massachusetts 02116
Attn: *Janelle Chan, Chief of MBTA Real Estate*

3. Petitioner's telephone number: 617-755-8289; Email: sbarnat@barnatdevelopment.com;
Fax number: N/A

4. Property owner's telephone number: 617-531-4241

Fax number: 312-988-2727

5. Street address of subject property: 112 Rantoul Street, Beverly

6. Assessors Map/Lot Numbers: Map 4 Lot 83

7. If petitioner is the owner, state date of acquisition and the name of the person from whom title was acquired: N/A

8. If petitioner is not the owner, state interest or status of petitioner in land:
Barnat Beverly LLC, an affiliate of Barnat Development LLC, is the designated developer by the Massachusetts Bay Transportation Authority as of July 25, 2016.

9. Specific provision(s) of the zoning ordinance involved in this application: Section 300-40.c.(1)(a) Residential use comprises from 76% to 100% of the total floor area of the building. Section 300-40.D(3)(f) maximum height over 55 feet (building will be 69 feet 11 inches). Section 300-59D. Deviation from parking requirements for commercial/retail use.

10. State the use for which permission is being sought: Petitioner is seeking to build a mixed use building totalling six stories, the first floor consisting of approximately 4500 s.f. of retail/commercial use and floors above consisting of 67 residential units. Petitioner has an agreement with the MBTA for up to 70 spaces in the parking garage. *

11. Is the property which is the subject of this application contiguous to other land held in common ownership? NO

The successors agree for themselves, their successors in title, and assigns to comply continuously with such conditions, limitations, and safeguards as may be specified by the Planning Board and that failure to so comply or failure to use said lot or building (if any) for the purpose above specified shall constitute a violation of and make void any special permit issued pursuant hereto.

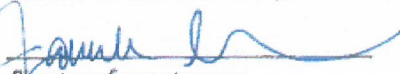
BARNAT BEVERLY LLC


Signature of petitioner

By Barnat Beverly Managing Member LLC

By: Sarah Barnat, Member

MASSACHUSETTS BAY
TRANSPORTATION AUTHORITY


Signature of property owner

Janelle Chen

Chief of MBTA Real Estate

REQUIRED ATTACHMENTS

- Copy of current property deed
- Evidence of petitioner's right to file application if applicable (e.g. purchase and sale agreement, signed and notarized statement from property owner)
- Copy of most current record plan
- Twelve (12) copies of plan(s) drawn in accordance with the Board's requirements for said plans, and ten (10) additional copies of plans, size 11" x 17"
- \$400.00 filing fee (cash or check made payable to the City of Beverly)
- List of names and addresses of parties in interest as defined by M.G.L. Chapter 40A, Section 9
- Submit an electronic copy (PDF preferred) of all material by application deadline

*Petitioner will provide a minimum of 9 affordable units (12%) pursuant to section 300-106 of the Zoning Ordinances.